

NO SUMMER DULNESS IN REALTY MARKET

Deal Near Closing for Costly Fifth Ave. Corner---Builders Acquire Sites for Apartment Houses.

Business in real estate of a volume far in excess of that looked for at this time is under way. There were two purchases by builders of sites for new apartment houses, one deal in land and buildings to require a total expenditure of \$1,000,000. There were other sales and exchanges, affecting chiefly smaller apartments on the upper West Side. One of the most interesting transactions of the day was the sale of an East Side theatre, whose buyer has leased the property to the United States Government for a branch post office.

MANY SALES IN QUEENS.

The W. C. Hamilton Construction Company has conveyed to the All Water Front Realty Company three parcels of land aggregating thirty-one acres in the Jamaica and Rockaway creek district and in the vicinity of the Rockaway Beach division of the Long Island Railroad. The price paid was \$25,000. The purchasing company has let contracts for the construction of five canals extending back three-quarters of a mile from the bay front, fifty feet wide with considerable depth. Connected with the canals will be a chain of bathing pools. Streets and sidewalks are to be laid out and bungalows erected, the lowest estimated cost to be \$500. About \$500,000 will be expended on improvements.

A valuable tract at Woodside Heights in the vicinity of the new union station of the Long Island Railroad and the dual transit line to Corona was sold through the Mutual Profit Company of New Britain, Conn., by John W. Paris to the Fiske Company of this city. The plot has a frontage of 191 feet on Kelly Avenue and 150 feet on Polk Avenue. The price was in the neighborhood of \$30,000. There is one apartment house on the property and others are to be erected.

Augusta E. Wendt was the purchaser of a plot of twelve lots in the Astoria section of Long Island City with frontages on Washington, Academy and Radcliffe streets. The property was purchased from the Academy Property Company and the price was \$12,000.

The T. and M. Company made an important transfer in the Long Island City tenement section, conveying a four story tenement on a plot with 27.6 feet frontage on Jamaica Avenue east of Sherman street for \$30,000. Charles J. Duran was the purchaser.

YONKERS DWELLING SOLD.

The River View Building Company of Yonkers has sold the property at 27 Morrisania place in the River View colony, North Yonkers. The property consists of a two and a half story, one family dwelling on plot 50x125. The purchaser will occupy it as private residence.

BIG PLANT AT EDGEWATER.

Alfred A. Levy has bought from Amy Rosenberg the group of three five story flats at 1654 and 1656 Park Avenue and 22 East Eighty-seventh street, comprising the southwest corner of those thoroughfares. The property has a frontage on Grace Church street and Mansfield Avenue, to Harold Milliken. The owner intends to improve the property at once with a fine residence for his own occupancy.

BUY'S ESTATE FOR HOME.

Charles Field Griffen & Co. have sold the heirs of the late Henrietta de Buster a tract of land in the village of Elie, N. Y., containing eight acres, with large frontage on Grace Church street and Mansfield Avenue, to Harold Milliken.

The owner intends to improve the property at once with a fine residence for his own occupancy.

BUYERS IN RECENT DEALS.

Louis Berni is the buyer of 252 West Fourteenth street, recently sold by the Bronx Company for Robert G. Langdon. Mr. Berni owns 255, adjoining, which gives him a 50 foot frontage.

Edward Keller is the purchaser of 80 Jane street, recently sold by the Durso Company for Ephraim Bass.

CITY BUYS AGAIN.

Takes Over Property to Protect Trust Fund Money.

The city of New York became the possessor of another forced real estate seizure through the purchase by Henry Brandt, as City Chamberlain, of the northeast corner of St. Nicholas Avenue and 156th street, a five story apartment house on a lot 25x99. The sale was conducted by the M. Morgenthau, Jr., Company as auctioneers, and the property was sold as a result of foreclosure proceedings to satisfy a lien of \$37,145 with interest and taxes. This is the second parcel sold to the city as the result of foreclosure proceedings under which the City Chamberlain is trying to recover amounts loaned from trust funds.

BUYS WESTCHESTER FARM.

At the county court house in White Plains, N. Y., yesterday Bryan L. Kennedy sold the Valley Brook Farm property of Arthur L. Hoe to A. G. Johnson for \$13,500.

SATISFIED MECHANICS' LIENS.

Samuel Galitzka has sold for the John E. Sullivan Company to a client for whom the four story brick apartment house at 142 Fifty-first street, on a plot 20x100,

Taylor & Clegg have sold for Barbara Lee to William T. Pratt for Investment 1802 Park Avenue, a four story brick corner apartment, on plot 28x100.

Friday & Lehmann have sold 1421 Jefferson Avenue, a three story three family brick apartment house, to Henry Thomas to an investor.

Max Adler has bought from Henry H. Schaefer the dwelling at 3225 Perry Avenue, on plot 28x100, for about \$8,000. The Stanley Realty Company negotiated the deal.

Joseph N. Neef has sold the dwelling at 255 East Twenty-sixth street. The buyer will occupy the house.

BUY RIDGE LOTS SOLD.

The John B. Bradley Company has purchased ten lots on Seventy-first street and on Seventy-second street, near Ridge Boulevard and adjoining the Ridge Club, Bay Ridge, and will erect two groups of dwellings in keeping with the character of surrounding improvements.

GOOD PRICES IN I. L. CITY.

William J. Bloodgood & Co. yesterday reported the sale of a plot 18x100 on the West side of Twelfth Avenue, 125 feet south of Jamaica Avenue. This property was sold for Charles J. Duran, who re-

LEAVING STEAMSHIP ROW.

Agents for Pacific Line Take Space in Standard Oil Building.

Sanderson & Son, steamship agents, have leased from the Standard Oil Company for ten years 8,000 square feet of space on the ground floor of the Standard Oil Building, 160 Broadway. They are general agents for several large steamship lines, including the Pacific Steam Navigation Company, whose steamers will come through the Panama Canal as soon as it is opened. To take care of increasing business they found it necessary to get larger quarters than they now have at 22 State street.

The Times Square Improvement Company has leased to Mme. Mendes, dealer in ladies' costumes, now at 491 Sixth Avenue, the avenue store adjoining the corner in the building at the northeast corner of Broadway and Thirty-seventh street. The lease is for ten years at about \$5,000. The terms are: The lease completes the renting of the building. Burton Thompson negotiated the lease.

Miss E. Ludov, dealer in furs, has taken a long lease on the three story dwelling at 12 East Thirty-eighth street, near Fifth Avenue, owned by Charles Scribner. The lessee at present conducts an establishment at 14 East Forty-first street.

Frederick Fox & Co. have leased from the plan the eighth and ninth floors in the twelve story mercantile building being erected at 33-39 West Thirty-fifth street to William Jackman's Sons, large manufacturing furriers, for a long term of years.

The Read Printing Company has increased its space in 106-118 Seventh Avenue by taking an additional floor for a period of fifteen years. Lewis B. Preston, Inc., negotiated the lease.

William A. White & Sons have leased the store at the southeast corner of Seventh Avenue and 126th street to Barnes & Cohen, also the third loft and rear half of the fourth loft at 45 West Broadway to J. B. Russell & Co.

BROOKLYN SHOE MANUFACTORY.

The Healy Shoe Company has leased the factory, containing 80,000 square feet of space, at the corner of Flushing and Carlton avenues for a term of years.

TENANTS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co. have leased the dwelling at 334 West Fifty-eighth street to George P. Litten and 317 West Fifty-seventh street to Jane Morresoni.

RENTALS FOR CITY HOUSES.

Pease & Elliman have rented for Mrs. Josephine S. Bennett to George Harvey the three story and basement house at 239 West Fifty-first street, for C. H. Rhinelander the four story and basement dwelling at 123 East Thirty-eighth street to Mrs. Mary E. Green, and the five story house at the northeast corner of Park Avenue and Seventy-second street to Samuel Battin.

Samuel H. Martin has leased for the General Synod of the Reformed church in America the four story and basement dwelling at 124 West Sixty-fifth street to Else Regenter for three years.

John J. Clancy & Co